

RESOLUTION NO. 2010-06

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE SEDONA CITY CLERK AS FOLLOWS:

- **“ATTACHMENT ‘A’, PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE FROM THE PLANNING AND ZONING COMMISSION DESIGN REVIEW MANUAL WORKING TEAM (DATED DECEMBER 15, 2009);**
- **“ATTACHMENT ‘B’, PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE FROM THE PLANNING AND ZONING COMMISSION BUILDING HEIGHTS WORKING TEAM (DATED DECEMBER 15, 2009)**
- **“ATTACHMENT ‘C’, PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE FROM THE PLANNING AND ZONING COMMISSION LANDSCAPING ORDINANCE WORKING TEAM (DATED DECEMBER 15, 2009)**

COLLECTIVELY CONCERNING AMENDMENTS TO ARTICLE 2 (DEFINITIONS), ARTICLE 4 (REVIEW PROCEDURES), ARTICLE 6 (DISTRICT REGULATIONS), ARTICLE 9 (DEVELOPMENT STANDARDS), AND ARTICLE 10 (DESIGN REVIEW MANUAL) OF THE CITY OF SEDONA LAND DEVELOPMENT CODE.

*BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, that those certain documents entitled "“**Attachment ‘A,’** Proposed Amendments to the Land Development Code from the Planning and Zoning Commission Design Review Manual Working Team “(Dated December 15, 2009); “**Attachment ‘B’,** Proposed Amendments to the Land Development Code from the Planning and Zoning Commission Building Heights Working Team”(Dated December 15, 2009); and “**Attachment ‘C’,** Proposed Amendments to the Land Development Code from the Planning and Zoning Commission Landscaping Ordinance Working Team“(Dated December 15, 2009), attached hereto, constitute public records to be adopted by reference pursuant to ARS 9-802 into Ordinance 2010-05.*

At least three (3) copies of this public record shall be filed in the office of the City Clerk and kept available for public use and inspection.

APPROVED AND ADOPTED BY THE Mayor and Council of the City of Sedona, Arizona, this 26th day of January, 2010.

Rob Adams, Mayor

ATTEST:

Mary Gladieux, Acting City Clerk

APPROVED AS TO FORM:

City Attorney

**Proposed amendments to the Sedona Land Development Code Article 4
(Review Procedures), Article 6 (District Regulations) and Article 9
(Development Standards)**

October 26, 2009, Revised December 10, 2009 & December 15, 2009

As recommended for approval by the Planning and Zoning Commission

*Additions to the regulations are shown in the **HIGHLIGHTED TEXT**
Deletions are shown with a **STRIKE THROUGH TEXT***

**ATTACHMENT 'A': PROPOSED AMENDMENTS TO THE LAND
DEVELOPMENT CODE FROM THE PLANNING AND ZONING
COMMISSION DESIGN REVIEW MANUAL WORKING TEAM (DATED
DECEMBER 15, 2009)**

ARTICLE 4, REVIEW PROCEDURES

Section 401 Development Review

Amend 401-06 Considerations

In considering any application for development review approval the development review process shall be guided by the following considerations:

- A. The degree to which all of the applicable provisions of this Code and all other ordinances have been complied with;
- B. The degree to which the proposed development of buildings, uses, or structures conforms to the design standards set forth in Article 10;
- C. The degree to which the proposed development integrates the proposed built environment into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainageways, known wildlife habitats, rock outcrops, and other natural features;
- D. The degree to which the proposed development integrates into, and is compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, and pedestrian and vehicular circulation;
- E. That the proposed use is in general conformance with applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans;
- F. The degree to which proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection are designed to promote public safety and convenience;
- G. The degree to which pedestrian circulation is facilitated both on and off site through interconnected passages, pathways and plazas, and is designed to promote public safety and convenience;

~~H. The degree to which the proposed development addresses concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety.~~

- A. Does the application comply with all of the applicable provisions of this Code and all other ordinances?
- B. Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10, (The Design Review Manual)?
- C. Are the proposed uses in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual?
- D. Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety?
- E. Does the proposed development reasonably attempt to integrate into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainageways, known wildlife habitats, rock outcrops, and other natural features?
- F. Does the proposed development reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, exterior lighting and pedestrian and vehicular circulation?
- G. Are the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and conveniences?
- H. Is pedestrian and bicycle circulation facilitated, where reasonably feasible and possible, both on and off-site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience?
- I. Does the proposed development provide legally compliant facilities for people with disabilities?
- J. Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project?

401.08 Findings:

The Design Review Manual is the City of Sedona's acceptable standard and guiding policy document for all development projects in Sedona. When reviewing a development review application:

- A. The Director or the Commission, as applicable, may approve, with or without conditions, a development or portion of it if the Director or Commission finds that all provisions of ordinances, development policies and standards of the city have been complied with;
- B. The Director or the Commission, as applicable, may deny the entire development or portion of it if the Director or Commission finds that any provisions of ordinances, development policies and standards of the city have not been complied with.

ARTICLE 10 DESIGN REVIEW MANUAL

Section 1.2 Applicability Purpose

~~The guidelines presented in this Design Review Manual were created to promote good design that is responsive to its contextual setting. The guidelines outline the City's expectations with regard to the design of new multi-family residential, commercial, lodging and public facility development projects, and are intended to assist applicants in the design of new development proposals, and residents, decision makers, and staff in the consistent review and consideration of these new developments.~~

~~The guidelines are intended for new construction and renovation proposals considered by the Planning and Zoning Commission or through staff approvals. Development proposals will be reviewed with respect to these guidelines in addition to the development regulations provided in the Land Development Code as they may apply.~~

~~Design guidelines cannot anticipate the unique potential and/or constraints for each project. Rather, the purpose of this Design Review Manual is to establish a general direction and a base level of development quality and compatibility with surrounding areas. It is also important to realize that design professionals of all disciplines require a high level of creative energy and a keen sense of understanding of Sedona's uniqueness in order to realize the best in new and redevelopment projects within the City.~~

The Design Review Manual, also referred to as "the Manual" or "Manual", is the City of Sedona's acceptable standard and guiding policy document for all development proposals in the City. This Manual, along with the Land Development Code, forms the basis for the review and approval of all new construction and renovation proposals by the City's Community Development Department and Planning and Zoning Commission. Applicants of proposed development projects must demonstrate "good faith intent" to comply with the Manual.

To provide clarity and help better define the meaning of certain terms repeated throughout the Design Review Manual, the following is provided:

- “encourage” means “acceptable”
- “discourage” means “unacceptable”
- “should” and “could” mean “expected to be”
- “recommend” means “necessary”

ATTACHMENT 'B': PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE FROM THE PLANNING AND ZONING COMMISSION BUILDING HEIGHTS WORKING TEAM (DATED DECEMBER 15, 2009)

Section 405, Administrative Waiver

Amend 405.01.A as follows:

There may be exceptional circumstances where waiving certain regulations of the Code will result in a development project that is an improvement in comparison to a development project where the regulations are strictly applied. In such cases, the Director may grant an administrative waiver to the regulations...

Amend 405.03.A as follows:

The Director may grant an administrative waiver as applied for or as modified, or may deny the application. For projects that require development review approval by the Planning and Zoning Commission, the proposed administrative waiver shall first be presented to the Commission for their input and recommendation prior to the Director's action and decision.

Amend 405.04.A with additional findings as follows:

4. The waiver shall not create a hardship on adjacent properties. (An example would include the approval of a building height waiver on a property that is located below the grade of adjoining properties and creates no visual or view corridor impacts for adjoining properties);
5. The rationale for approving the waiver shall include environmental, geographical, contextual or aesthetic reasons or other similar reasons as determined by the Director. (An example would include the approval of a setback waiver to save mature, existing native vegetation or trees);
6. Waivers shall be reserved for exceptional circumstances. The Director must find that granting the waiver will result in a significantly better overall result than denying the waiver.

ARTICLE 6, DISTRICT REGULATIONS

Proposed amendment is applicable to the Property Development Standards sections of the following districts OP, C-1, C-2, RC and L:

Lot Coverage. Maximum lot coverage for single-story commercial uses shall not exceed 25% 25%.

Maximum lot coverage for commercial uses with more than one story shall not exceed 28%.

ARTICLE 9 DEVELOPMENT STANDARDS

Section 903 Height Regulations

Amend 903.03.A.4 as follows:

- e. Where 3 or more buildings are located on a parcel or building site, the maximum permitted height established in subsection A. may be increased by the Director and/or Commission to allow greater building height diversity and to prevent buildings located on relatively flat parcels from appearing to have the same heights. ~~subject to the following requirements:~~ For purposes of this section only, buildings that are connected by an underground parking structure shall be considered separate buildings. The following requirements shall be met: *(Note: the immediately following subsections e-i through e-vii shall remain unchanged)*

Amend 903.03.A with the following additional sections

5. The height of that portion of commercial, lodging and public/semi-public buildings or structures that are constructed within 30 feet of an adjacent residentially zoned property shall not exceed 16 feet measured vertically from the highest parapet or roof ridge to natural grade.
6. All commercial, lodging or public/semi-public buildings or structures shall be limited in height such that 20 percent or more of the building footprint shall be limited to no more than 16 feet in height (or up to 5 feet higher in the case of gable or hip roofs, in accordance with section 903.03.A.4.c). The portion of the building subject to this regulation shall be unbroken and not separated into smaller areas, and shall be visible from both sides of the longest elevation. This section shall not apply to those properties zoned CN (Neighborhood Commercial) and C-3 (Heavy Commercial/Light Manufacturing District).

Amend 903.03.B

Required Massing. All commercial and public/semi-public buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least 3 visual building masses of differing heights or planes. *(See Figure 9-28)* Such visual building masses shall vary in height vertically by a minimum of ~~2~~ 3 feet from any adjacent mass or masses. In plan view, the largest single building mass shall contain no more than 60 percent of the total building footprint, and the largest two building masses together shall contain no more than 80 percent of the total building footprint. Each of the largest three masses must have a footprint of at least 150 square feet. ~~To be classified as a visual building mass, the mass shall be 100 square feet minimum and have~~ In plan view, each mass shall be offset from adjacent masses with a minimum depth of 6 feet and 100 square feet of area. Depth and width dimensions shall be measured perpendicular to each other. *(See Figure 9-29)* The structures permitted in subsection A.4.d. shall not be considered as a separate visual building mass for the purpose of meeting the requirements of this subsection.

Amend 903.03 with the additional subsection, table and figure as follows:

- E. Building Separations. To ensure adequate view corridors between adjacent buildings in multi-building developments, the minimum building separation between adjacent buildings shall increase from a minimum of 10-feet to 20-feet, in proportion to the length of the walls adjacent to each other as depicted in table 9- E as follows: *(See Figure 9-32).*

Figure 9-32

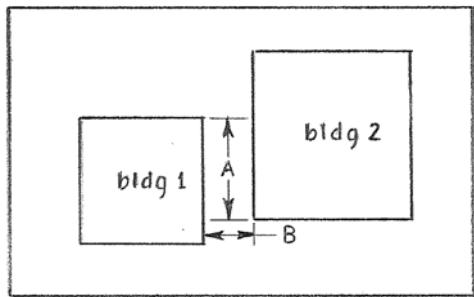
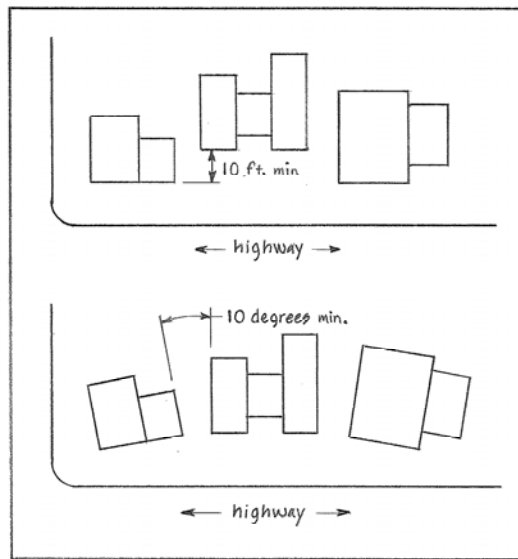


Table 9-E Building Separations for Multi-building Developments (see figure 9-32)					
If adjacent building length (A) is:	20 feet	21-30 feet	31-40 feet	41-50 feet	51 feet and over
Then minimum building separation (B) shall be:	10 feet	12.5 feet	15 feet	17.5 feet	20 feet

Amend 903.03. with the additional subsection as follows:

- F. **Siting and Orientation of multiple buildings.** Developments with multiple buildings in a row along any street or highway right-of-way shall apply at least one of the following building orientation standards (See Figure 9-33):
- a. Adjacent buildings shall be offset from each other in relation to the property line by a minimum of 10-feet or;
 - b. Adjacent buildings shall have orientations that differ by a minimum of 10 degrees from each other.

Figure 9-33



Amend table 9-F as follows:

TABLE 9-F G : APPLICATION OF ALTERNATE STANDARDS TO COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND PUBLIC/SEMI-PUBLIC BUILDINGS OR STRUCTURES				
	<i>Point Value</i>	<i>Height *</i>	<i>Largest Unrelieved Building Planes (sq. ft.)*</i>	<i>LRV %*</i>
<i>Credit Points</i>	+10	-	200	16 -
	+9	-	225	17 -
	+8	-	250	18 -
	+7	-	300	19 -
	+6	-	350	20 -
	+5	-	400	21
	+4	-	450	22
	+3	-	500	24
	+2	-	550	26
	+1	-	600	28
<i>Baseline Standard</i>	-	22	800**	30 38
<i>Debit Points</i>	-1	22.5	-	-
	-2	23	-	-
	-3	23.5	-	-
	-4	24	-	-
	-5	24.5	-	-
	-6	25	-	-
	-7	25.5	-	-
	-8	26	-	-
	-9	26.5	-	-
	-10	27	-	-

(Note: Amend all subsequent table numbers and figure numbers that follow consecutively)

ATTACHMENT 'C': PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE FROM THE PLANNING AND ZONING COMMISSION LANDSCAPING ORDINANCE WORKING TEAM (DATED DECEMBER 15, 2009)

ARTICLE 910 LANDSCAPING.

Amend Article 910.01 as follows:

D. To minimize the negative impacts of erosion ~~noise and air pollution, wind and glare;~~ and prevent runoff of eroded material into the storm system;

E. To minimize noise and air pollution;

E. F. To promote water conservation through maximum feasible use of native and low water-use plant species; ~~when not using treated effluent for irrigation; and~~

G. To promote the following:

10. Energy conservation through use of design elements in the landscape plan that provide shade and cooling of the building masses, wind breaks for the site and minimize heat island effect;

12. ~~Enhancement of the quality of life and general welfare.~~ Use of berming and landscaping to reduce noise pollution.

13. Reduction of surface water runoff from site through use of depressed landscaped areas such as bio-swales and vegetated swales that capture run off and rain water, use of rain gardens, rainwater harvesting and use of gray water (as referenced in the 2006 IPC);

14. Enhancement of the quality of life and general welfare.

Amend Section 910.04 to delete figure 9-1 (Sample Landscape Plan) and all reference to figure 9-1

910.04 Landscape Plan Submittal and Review.

A. Three copies of a landscape plan for the site shall be submitted to the Director at the time of application for a building permit ~~(see Figure 9-1, Sample Landscape Plan).~~

~~Figure 38 Sample Landscape Planning and Zoning Commission~~

Amend Section 910.05 General Landscape Requirements and Regulations as follows:

C. A recommended list of native and adaptive plants suitable for landscaping in the Sedona area is listed in Appendix "A" of Article 10 (Design Review Manual). Plants proposed to be used that are not on this list must be demonstrated to have low water usage, be drought tolerant and freeze resistant.

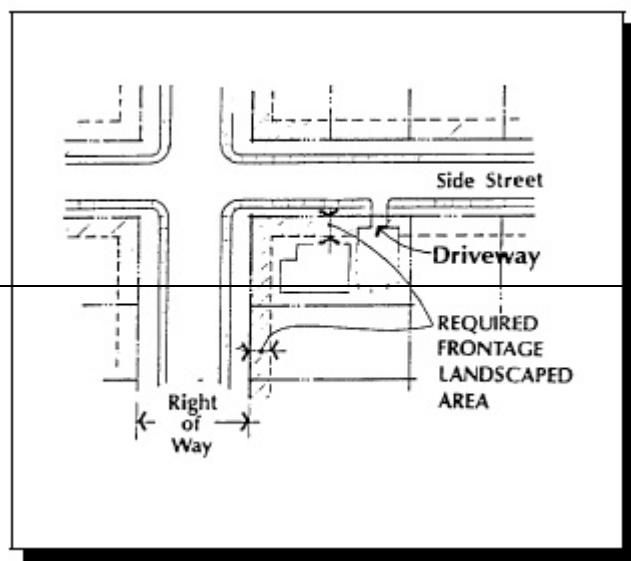
~~D. The area abutting any street or highway, excluding driveways perpendicular and providing access to the street or highway, shall be landscaped (see Figure 9-39).~~

D. Plants chosen for the landscape plan must meet the following minimum standards:

1. Fifty percent of all trees shown on the landscape plan must be evergreen species;
2. Fifty percent of all evergreen trees shown on the landscape plan must be native species;
3. Twenty-five percent of all shrubs shown on the landscape plan must be evergreen, native species;
4. All required trees must be a minimum of eight-feet high at planting;
5. All required shrubs must be a minimum of two-feet high at planting;
6. The landscape plan shall contain a variety of plant types. No one plant shall provide more than fifty percent of the quantity of plants required.

~~F. A minimum width of 10 feet shall be required for frontage area landscaping, which may include right-of-way landscaping. A minimum of 5 feet of landscaping shall be on the applicant's property.~~ All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control. See Section 910.11 regarding requirements for irrigation systems.

Figure 9-39



(Sections 910.05 G, F, & I remain unchanged)

~~J. A minimum of 1 tree and 3 shrubs for each 30 feet of street frontage is required. The Director may require a landscape berm or decorative wall not less than 3 feet in height. In certain instances, however, flexibility in the minimum height of the berm or wall may be permitted on the basis of innovative landscape design as approved by the Director. In certain instances, flexibility in the minimum width may be permitted on the basis of innovative landscape design as approved by the Director.~~

K. **J.** Landscaping of public rights-of-way is encouraged. When landscaping of such areas is desired, an encroachment permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan. Landscaped areas within the public right-of-way may be taken into consideration for overall landscape requirements on the site. Maintenance, including weed control, of landscaping installed within the public right-of-way shall be the responsibility of the installer/owner or lessee/contractor.

~~L. All new developments and additions to existing developments shall comply with 1 of the 3 following criteria, depending on the size, shape and configuration of the property to be developed and the discretion of the Director:~~

~~1. A minimum of 15% of the gross square footage of vehicular use areas shall be devoted to landscaping. Sidewalks and designated loading-unloading areas for service vehicles shall not be considered as vehicular use area. Plans shall indicate the total percentage of landscaped area shown; or~~

~~2. The following parking areas shall be landscaped in accordance with § 910.05L.4.:~~

~~_____ a. Traffic islands separating adjacent parking spaces;~~

~~_____ b. Peninsulas parallel to individual parking spaces;~~

~~_____ c. Planter areas located at the ends of traffic island parking nodes or other planter areas located within the parking lot vehicular use area; or~~

~~3. For properties with unusual shape and configuration, the Director may approve, with the concurrence of a registered landscape architect, a landscape plan which does not meet criteria (a) or (b) but which will meet the objectives and purpose of this section;~~

~~4. The following are general requirements that must be met for all parking area landscape plans:~~

- a. ~~Landscaping shall consist of trees and plant material. This landscaping shall consist of a minimum of one 15-gallon tree and 2 shrubs for every 6 parking spaces and a minimum of at least one 24-inch box tree for every 8 parking spaces;~~
- b. ~~Where public parking areas and loading zones abut a street, there shall be a landscaped border not less than 10 feet in width between the parking area and the road right-of-way line and it shall not conflict with with § 910.09 (Sight Distance). At least one 15-gallon tree shall be provided for every 30 feet of street frontage. A low level (3 feet in height) decorative wall, fence, berm or landscape screening shall be provided between parking areas and roadways to screen parking areas from public view;~~
- c. ~~All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control;~~
- d. ~~For parking lots with 20 or more spaces, at least 50% of the required parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to individual parking spaces (see Fig. 9-40);~~
- e. ~~All landscaped areas must be protected from damage by vehicles with continuous, anchored concrete curbs, railroad ties, headers, wheelstops or other means acceptable to the Director, at least 6 inches in height. If loose ground cover is proposed (such as cinders, woodchips) it must be contained by a header or depressed construction;~~
- f. ~~Shrubs and trees located within 20 feet of a vehicular intersection shall be maintained to provide visual clearance between 2 1/2 and 5 feet above grade and shall not conflict with § 910.09 (Sight Distance);~~
- g. ~~All landscaping, trees, plants, shrubs, ground covers, and the like shall be of a type that has minimum consumptive water use, unless the overall project has an effluent water disposal requirement;~~
- h. ~~Whenever off-street parking areas are situated across the street from property in a residential district, a masonry wall or berm 3 feet in height shall be erected between the required landscaped area and the parking area to adequately screen these parking areas from the residential properties~~

K. Preservation of existing vegetation is strongly encouraged. Incentives to retain or transplant existing vegetation are provided in Section 909.F.4 of the Land Development Code. If existing natural vegetation adequately satisfies the minimum standards of this section, additional landscaping is not required.

L. Street Frontage Requirements: All non-developed areas between the street frontage and either the building or vehicular use area must be landscaped. The entire yard setback from

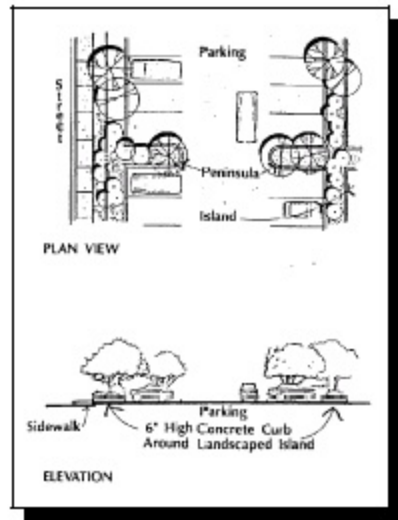
the property line to the building footprint must be landscaped. This area must be a minimum width of 10 feet and may include right-of-way landscaping. A minimum of 5 feet of landscaping in this area shall be on the applicant's property. Landscaping in this area shall be designed to provide screening of parking areas and buildings from the street as well as creating an attractive appearance along city streets.

1. A minimum of 1 tree and 3 shrubs for each 200 square feet of street frontage area is required;
2. A landscape berm or decorative wall not less than 3 feet in height is required to provide screening of parking areas from the adjacent roadways;
3. In certain instances, flexibility in the minimum landscape area and the minimum height of the berm may be allowed on the basis of innovative landscape design or existing topography as approved by the Director;
4. Shrubs and trees located within 20 feet of a vehicular intersection shall be maintained to provide visual clearance between 3 and 6 feet above grade and shall not conflict with § 910.09 (Sight Distance);

M. Vehicular Use Areas: The following are general requirements that must be met for all parking area landscape plans:

1. A 4-foot wide landscape area shall be required along the linear perimeter of any parking area adjacent to a property line except for those areas where road frontage landscaping or building perimeter landscaping is required. (See Sections 910.05.K and N). This landscaping shall consist of a minimum of two 15-gallon tree and 5 shrubs for every 4 parking spaces;
2. A landscape peninsula with a minimum width of five feet and a maximum length of 14 feet is required for every 7 linear parking spaces. This standard can vary up to a maximum of 9 linear parking spaces when warranted by specific site conditions and subject to the approval of the Director. Landscaping shall consist of one canopy tree and three shrubs per each peninsula. Species for this area shall be selected to provide shade to parked cars while not interfering with vehicle doors, vehicle visibility in the parking area and pedestrian access. (See Fig. 9-40);
3. All landscaped areas must be protected from damage by vehicles with continuous, anchored concrete curbs, railroad ties, headers, wheelstops 6 inches in height or other means acceptable to the Director. If loose ground cover is proposed (such as cinders, woodchips) it must be contained by a header or depressed construction;

Figure 9-40



N. Building Perimeter Area: Landscaping in a planting area adjacent to the exterior building perimeters, exclusive of instances of zero lot lines, of all buildings in the project will be required for exterior walls with unrelieved building planes (as defined in Section 903.03 of the Land Development Code) longer than 15 feet in length and taller than 18 feet. A minimum of one 24-inch box evergreen tree, a minimum height of eight feet at planting, and 3 shrubs, a minimum height of 24 inches at planting, shall be required along the perimeter of this portion of the building every 15 feet. Plants must be located within a 3-5-foot wide buffer area along the building perimeter. For building planes broken by windows or other architectural features only the shrub requirement detailed above shall apply. Interior corridor walls with 10 feet or less of separation between buildings are exempt from this requirement.

O. The Director may approve alternatives to the specified code requirements if the landscape plan presented is found to meet the goals listed in Section 910.01.

Amend Section 910.06 Landscape Material Standards as follows:

910.06 Landscape Material Standards Landscaping shall consist of trees and plant material. No artificial plant material is permitted. Minimum plant requirements for required frontage and parking area all landscaping material area as follows

2. Shrubs. Minimum size when planted shall be 5-gallon 2 feet in height. When certain shrubs are not normally commercially available in 5-gallon sizes, the Director may allow 1-gallon sizes.
3. Groundcover. Minimum spacing when planted shall provide full coverage within 1-year of installation. Minimum size requirements do not apply to non-required landscaping such as ground cover and ornamental plants. Groundcover and ornamentals that have a minimum water use should be selected.

B. Vegetation shall be selected, planted and maintained, so that at maturity it does not interfere with utility lines traffic sight lanes, vehicular parking, pedestrian circulation and property rights of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement. ~~The minimum quantities of materials for required landscaped areas shall be as listed in Table 9-H.~~ In addition to the specific requirements listed above, all areas of commercial and multi-family developments exclusive of vehicular use area or building footprints must be landscaped.

Table 9-H Minimum Quantities for Required Landscaped Area				
Sq. Ft. of Required Landscaped Area	Trees	Shrubs	Vegetative Ground Cover (min.)	Non-Vegetative Ground Cover (max.)
	(May be Clustered)		Percent of Gross Landscaped Area	
0—500	2	4	50%	50%
500—1000	3	6	50%	50%
1001—1500	4	8	25%	75%
1501—2000	5	10	25%	75%
2001—2500	6	12	25%	75%

—1.— For landscaped areas over 2,500 square feet, the following shall be provided in addition to the quantities listed in Table 9-H: 4 trees, 8 shrubs and 25% vegetative groundcover for each additional 500 square feet of that area.

—2.— For parking areas, minimum quantities shall also comply with § 910.05J.

Amend Section 910.07 Tree Preservation and Protection as follows:

E. A tree transplant report, from a licensed tree transplant company, is required that includes identified transplant candidates, a transplant schedule and a watering plan.

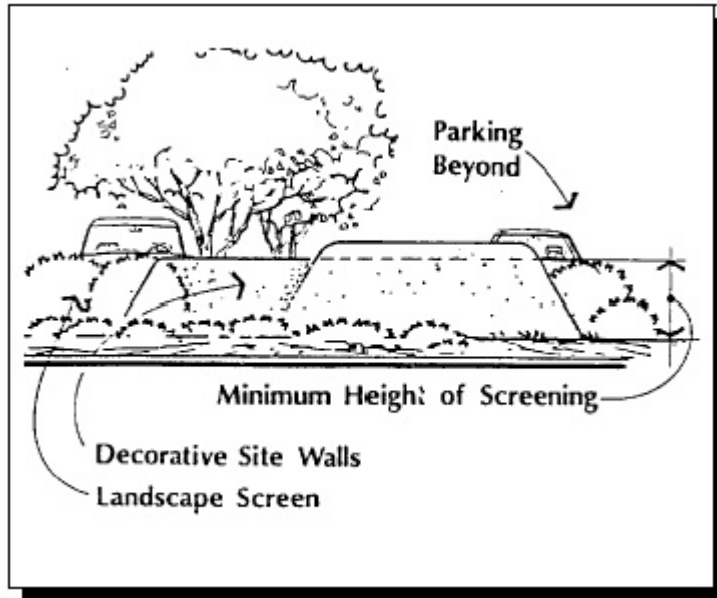
Amend Section 910.08 Screening as follows:

910.08 Screening. All parking areas and/or parking structures shall be screened per the requirements for Building Perimeter Areas listed in Section 910.05.M. See Figure 9-41 for an example of screening.

A.— Where required by this Code, vegetation selected for screening 6 feet in height shall be evergreen; a species that will reach a minimum height of 6 feet in 2 years; spaced according to the foliage density of the selected species and located to provide a solid screen in all seasons within 2 years from planting date.

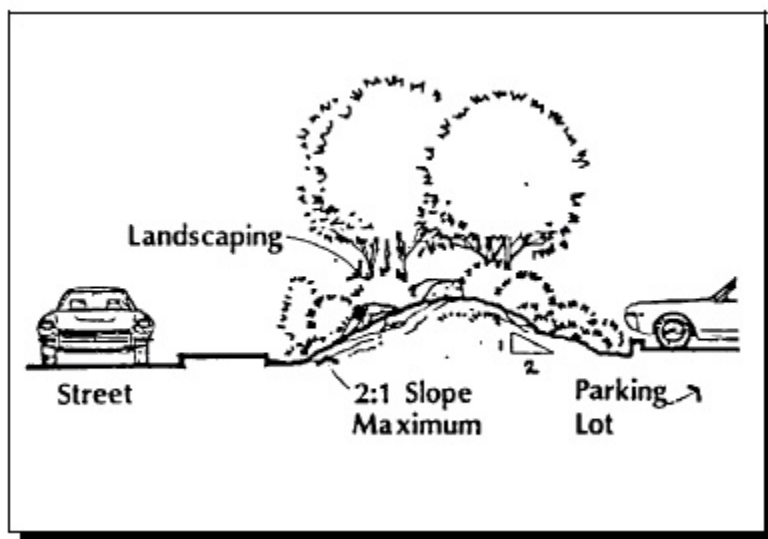
B. ~~Where required by this Code, vegetation selected for screening 3 feet in height shall be evergreen; spaced according to the foliage density of the selected species and located to provide a solid screen within 2 years of planting date (see Figure 9-41 Landscape Screen).~~

Figure 9-41



C. **A.** Earth berms or a combination of berm, landscaping and ornamental wall ~~may~~ **shall** be used to assure that parking areas are adequately screened from adjacent roadways and properties.

Figure 9-42



Amend Section 910.09 Sight Distance as follows:

B. Existing vegetation is permitted within a visibility triangle if foliage is pruned and maintained at a height ~~under~~ **less than** 3 feet or above 6 feet measured from the lowest branch, to the satisfaction of the City Engineer (see Figure 9-43, Visibility Triangle).

Amend Section 910.11 Irrigation as follows

910.11 Irrigation. A permanent on-site underground irrigation system ~~or alternative system acceptable to the Director~~ shall be installed. This watering system shall be designed to ~~water landscaped areas efficiently and avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets.~~ **EPA WaterSense standards and shall water landscaped areas efficiently by:**

- a. Incorporating water conservation methods to avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets.
- b. Using irrigation controllers with soil moisture sensors that determine watering is required.
- c. Effectively watering all landscaping through the use of different irrigation zones with seasonable adjustment ability and settings that deliver the minimum amount of water needed for specific plants to thrive. Grouping plants with similar water needs together.
- d. Installing systems equipped with an automatic shutoff for rainy periods.
- e. Designing systems with a target shut-off date after landscaping is established.
- f. Posting an instruction guide for the irrigation system that includes the maintenance plan, inspection schedule, and minimal water requirements for all plants.

Amend Section 910.12 Maintenance as follows:

- E. **All plants shall be allowed to grow in natural patterns. Over-pruning, or pruning plants into unnatural shapes is prohibited.**